

# PETERMAN ASSOCIATES, INC.

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Since 1939

## LEGAL DESCRIPTION

FOR: Ralph Pratt

2.000 Acres

Situated in Ridge Township, County of Wyandot, State of Ohio and being a part of the N $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 13, T 1 S, R 12 E, a tract of land bounded and described as follows:

Beginning at a P.K. nail set marking the intersection of the east line of the SW $\frac{1}{4}$  of Section 13 with the south right-of-way line of the (Abandoned) Cincinnati, Sandusky & Cleveland Railroad, said beginning point described as lying, S00°04'50"E, a distance of 91.34 feet from a P.K. nail found marking the northeast corner of the SW $\frac{1}{4}$  of said Section 13, said P.K. nail found referenced by an iron pin set described as lying, S89°55'10"W, a distance of 20.00 feet;

thence along said east line, also being the centerline of C.H. 95, S00°04'50"E, a distance of 240.00 feet to a P.K. nail set;

thence at right angles, S89°55'10"W, a distance of 282.48 feet to an iron pin set and passing an iron pin set at 20.00 feet;

thence parallel with the east line of said SW $\frac{1}{4}$ , N00°04'50"W, a distance of 376.81 feet to an iron pin set on the south right-of-way line of the (Abandoned) Cincinnati, Sandusky & Cleveland Railroad;

thence along said south right-of-way line, S64°14'21"E, a distance of 313.87 feet to the point of beginning and passing an iron pin set 22.22 feet, northwesterly thereof, said tract containing 2.000 acres of land, more or less, of which 0.049 acres lies in the NW $\frac{1}{4}$  of Section 13 and 1.951 acres lies in the SW $\frac{1}{4}$  of Section 13, said tract subject however to all legal highways and prior easements of record.

Wyandot County Deed Reference: Deed Volume 155, Page 14.

### NOTE:

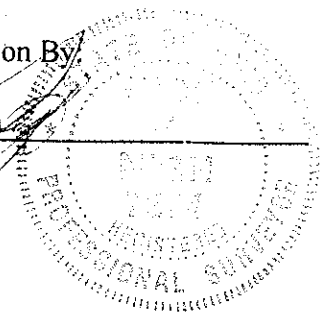
The bearings in this legal description are based upon an assumed meridian based on a survey recorded in Wyandot County Volume 9, Page 107 by Registered Surveyor Nick Nigh, dated 11-10-93 with the centerline of the Abandoned Cincinnati, Sandusky & Cleveland Railroad bearing S64°14'21"E.

I.P. set =  $\frac{1}{2}$ " x 30" Rebar with Peterman Associates' Cap.

Survey and Legal Description By

Registered Surveyor  
Peterman Associates, Inc.  
Findlay, Ohio

Date: December 28, 1997



REFERENCE SURVEY VOL. B

PAGE 81 IN THE TAX MAP OFFICE

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